

In re:  
Patricia A Brown  
Debtor

Case No. 22-11904-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Dec 20, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2024:

Recip ID	Recipient Name and Address
db	Patricia A Brown, 4 Sweetbriar Road, Coatesville, PA 19320-6108

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/Text: RASEBN@raslg.com	Dec 21 2024 00:20:00	U.S. Bank Trust Company, National Association, Robertson, Anschutz, Schneid, Crane & Pa, 13010 Morris Road., Suite 450, Alpharetta, GA 30004-2001

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 22, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2024 at the address(es) listed below:

Name	Email Address
DENISE ELIZABETH CARLON	on behalf of Creditor U.S. Bank Trust Company National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-NR1 bkgroup@kmlawgroup.com
DENISE ELIZABETH CARLON	on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R4, Mortgage-Backed Notes, Series 2020-R4 bkgroup@kmlawgroup.com

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KENNETH E. WEST

on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

LAUREN MOYER

on behalf of Creditor Select Portfolio Servicing Inc. as servicer for U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R4, Mortgage-Back bkecf@friedmanvartolo.com

LAUREN MOYER

on behalf of Creditor Select Portfolio Servicing Inc. as Servicer for U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R4, Mortgage-Back bkecf@friedmanvartolo.com

REGINA COHEN

on behalf of Creditor Ally Bank rcohen@lavin-law.com mmalone@lavin-law.com

ROBERT BRIAN SHEARER

on behalf of Creditor U.S. Bank Trust Company National Association rshearer@raslg.com

RONALD J. PRESSLEY

on behalf of Debtor Patricia A Brown rjp@rjpressley.com G5584@notify.cincompass.com

STEFAN RICHTER

on behalf of Creditor Windrush Homeowners Association srichter@clemonslaw.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 11

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Patricia A. Brown a/k/a Patricia Anne Brown  
a/k/a Pat Brown a/k/a Patricia A. Tucker  
Debtor(s)

CHAPTER 13

U.S. Bank Trust Company, National Association, not in  
its individual capacity but solely in its capacity as  
Indenture Trustee of CIM Trust 2023-NR1  
Movant

NO. 22-11904 AMC

vs.

Patricia A. Brown a/k/a Patricia Anne Brown a/k/a Pat  
Brown a/k/a Patricia A. Tucker  
Debtor(s)

11 U.S.C. Section 362

Kenneth E. West


Trustee

**ORDER**

AND NOW, this        day of       , 2024 at Philadelphia, upon failure of Debtor(s) and the  
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and  
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer  
Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises  
located at 4 Sweetbriar Road, Coatesville, PA 19320 ("Property), so as to allow Movant, its successors or  
assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in  
rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to  
potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short  
sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or  
purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

**Date: December 19, 2024**



\_\_\_\_\_  
United States Bankruptcy Judge.